



DATE FILED	<u>8/29/2018</u>
APPLICATION NUMBER	<u>2018-690</u>
For office use only	

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION
OR CHANGE IN CONDITIONS
(SEE FILING INSTRUCTIONS)

TO: Town of Matthews Board of Commissioners
Town of Matthews Planning Board
232 Matthews Station Street
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- ☒ A change in zoning classification of the property hereinafter described; or
☒ A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 19329110; 19329113; 19329115; 19329135; 19329141; 19329165

Address of property: See attached Subject Parcels

Location of property: Property is located between Matthews Township Parkway and Matthews-Mint Hill Road; east of Sam Newell Road and west of Crestdale Road.

Title to the property was acquired on See attached Subject Parcels
and was recorded in the name of See attached Subject Parcels
whose mailing address is See attached Subject Parcels

The deed is recorded in Book See attached and Page See attached in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: RI (CD) & O (CD) Requested zoning classification: RI (CD)

List reason(s) why zoning should be changed (use separate sheet if necessary):

Summary: Incorporation of two parcels purchased by Novant Health, Inc. and totaling approximately 2 acres into the overall medical campus.

See attached for additional information.

Application number

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Signature of property owner (must be original)



Print name of property owner
Novant Health Inc. c/o Matt Stiene

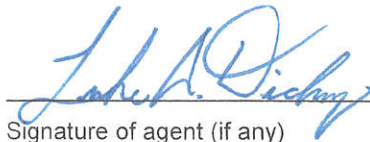
Property owner's mailing address
1900 Randolph Rd, Suite 500

Property owner's mailing address, continued
Charlotte, NC 28207

Property owner's mailing address, continued

(704) 316-4351 / mhstiene@novanthealth.org

Property owner's phone number/email address



Signature of agent (if any)

Luke Dickey

Print name of agent
Stimmel Associates, PA

Agent's mailing address
601 N. Trade Street, Suite 200

Agent's mailing address, continued
Winston-Salem, NC 27101

Agent's mailing address, continued

(336) 723-1067 / ldickey@stimmelpa.com

Agent's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

Subject Parcels
Novant Health, Inc - Matthews Medical Center
Application for Change in Zoning Classification & Change in Conditions

Tax Parcel 19329110

Property Address:
No Property Address

Deed Book 06500 and Page 600

Title Acquired: 04/11/1991

Recorded in Name of Presbyterian Health
Services Corporation (now Novant Health, Inc.)

Mailing Address:
2085 Frontis Plaza Blvd.
Winston-Salem NC 27103

Tax Parcel 19329113

Property Address:
441 Matthews-Mint Hill Road
Matthews, NC 28105

Deed Book: 31463 and Page: 774

Title Acquired: 12/29/2016

Recorded in Name of Novant Health, Inc.

Mailing Address:
2085 Frontis Plaza Blvd.
Winston-Salem NC 27103

Tax Parcel 19329115

Property Addresses:
1450 Matthews Township PY
1500 Matthews Township PY
1544 Matthews Township PY
523 Matthews-Mint Hill Road
Matthews, NC 28105

Deed Book: 6088 and Page: 949

Title Acquired: 08/16/1989

Recorded in Name of Presbyterian Health
Services Corporation (now Novant Health, Inc.)

Mailing Address:
Attn: Property Management
PO Box 33549
Charlotte, NC 28233

Tax Parcel 19329135

Property Address:
1400 Matthews Township PY
Matthews, NC 28105

Deed Book: 6088 and Page: 949

Title Acquired: 08/16/1989

Recorded in Name of Presbyterian Health
Services Corporation (now Novant Health, Inc.)

Mailing Address:
Attn: Property Management
PO Box 33549
Charlotte, NC 28233

Tax Parcel 19329141

Property Address:

No Property Address

Deed Book: 14632 and Page: 902

Title Acquired: 12/31/2002

Recorded in Name of Novant Health, Inc.

Mailing Address:

Attn: Tax Department

2085 Frontis Plaza Blvd.

Winston-Salem, NC 27103

Tax Parcel 19329165

Property Address:

No Property Address

Deed Book: 6088 and Page: 949

Title Acquired: 08/16/1989

Recorded in Name of Presbyterian Health
Services Corporation (now Novant Health, Inc.)

Mailing Address:

Attn: Property Management

PO Box 33549

Charlotte, NC 28233



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**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION
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TO: Town of Matthews Board of Commissioners
Town of Matthews Planning Board
232 Matthews Station Street
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- ☒ A change in zoning classification of the property hereinafter described; or
☒ A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 19329164

Address of property: 1500 Matthews Township Parkway

Location of property: Property is a medical office building only with no land interest.
Novant Health Inc, owns the land.

Title to the property was acquired on 12/29/2014
and was recorded in the name of CHP Matthews NC MOB Owner, LLC
whose mailing address is c/o CNL Lifestyle Properties, 450 S. Orange Avenue, Orlando FL 32801
Healthcare

The deed is recorded in Book 29659 and Page 968 in the office of the Register of
Deeds for Mecklenburg County.

Present zoning classification: RI (CD) Requested zoning classification: RI (CD)

List reason(s) why zoning should be changed (use separate sheet if necessary):

Summary: Incorporation of two parcels purchased by Novant Health, Inc. and totaling approximately 2 acres into the overall medical campus.

See attached for additional information.

Application number

2018-690

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Signature of property owner (must be original)

CHP Matthews NC MOB Owner, LLC

Print name of property owner *Healthcare*
C/O CNL Lifestyle Properties, Inc.

Property owner's mailing address
450 S. Orange Ave.

Property owner's mailing address, continued
Orlando, FL 32801

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of property owner (must be original)

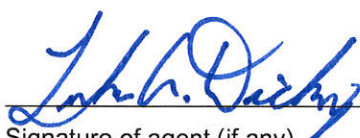
Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address


Signature of agent (if any)

Luke Dickey

Print name of agent
Stimmel Associates, PA


Agent's mailing address
601 N. Trade Street, Suite 200

Agent's mailing address, continued
Winston-Salem, NC 27101

Agent's mailing address, continued

(336) 723-1067 / ldickey@stimmelpa.com

Agent's phone number/email address


Petitioner other than owner (if any)

Matthew Stiene

Print name of petitioner
Novant Health Inc.

Petitioner's mailing address
1900 Randolph Rd, Suite 500

Petitioner's mailing address, continued
Charlotte, NC 28207

Petitioner's mailing address, continued

(704) 316-4351 / mhstiene@novanthealth.org

Petitioner's phone number/email address

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

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SEE ATTACHED EXHIBIT A

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

Exhibit A – 100' Notification Area**Novant Health, Inc - Matthews Medical Center****Application for Change in Zoning Classification & Change in Conditions****PARCEL: 19329177**

LMD REAL ESTATE HOLDINGS LLC
434 N TRADE ST, SUITE 100
MATTHEWS, NC 28105

PARCEL: 19329178

DDBJ INVESTMENTS LLC
434 N TRADE ST, SUITE 103
MATTHEWS, NC 28105

PARCEL: 19329179

MATTHEWS MEDICAL PROPERTIES LLC
434 N TRADE ST, SUITE 104
MATTHEWS, NC 28105

PARCELS: 21502178 & 21502185

THREE AND ONE PROPERTIES LLC
PO BOX 276
MATTHEWS, NC 28106

PARCELS: 21502179; 21502184; 21502127

MATTHEWS COMMERCIAL PROPERTIES LLC
616 BUBBLING WELL RD
MATTHEWS, NC 28105

PARCELS: 21502181 & 21502183

WILLIAMS BUSINESS PROPERTIES LLC
624-101 MATTHEWS MINT HILL RD
MATTHEWS, NC 28105

PARCELS: 21502182 & 21502186

F&N PROPERTIES LLC
PO BOX 3405
MATTHEWS, NC 28106

PARCEL: 19329104

GOODE LUCK LLC
MACTHREE INVESTMENTS LLC
1300 BAXTER ST, SUITE 370
CHARLOTTE, NC 28204

PARCEL: 19329108

CHARLES FUNDERBURK
MADRID F 13
PO BOX 941
MATTHEWS NC, 28106

PARCEL: 19329109

MATTHEWS EXECUTIVE CENTER LLC
PO BOX 578
MATTHEWS, NC 28106

PARCEL: 19329116

PFT-ABQ LLC
C/O SKYE INC
ATTN: BRIAN T PRINN
26 CORPORATE PLAZA, SUITE 150
NEW PORT BEACH, CA 92660

PARCEL: 19329145

LJW LAND LLC
C/O WILLIAM W WATERS
7804-C FAIRVIEW RD, SUITE 275
CHARLOTTE, NC 28266

PARCEL: 19329173

EFA INVESTMENT LLC
428 N TRADE ST, SUITE 100
MATTHEWS, NC 28105

PARCEL: 19329174

PHELPS DENTAL HOLDINGS LLC
6016 HATHAWAY LN
WAXHAW, NC 28173

PARCEL: 19329175

RAC HOLDINGS LLC
428 N TRADE ST, SUITE 102
MATTHEWS, NC 28105

PARCEL: 19329176

KJ GREEN INVESTMENTS LLC
428 N TRADE ST, SUITE 103
MATTHEWS, NC 28105

2018-690

PARCEL: 19329201

AD BEL LTD
PO BOX 1395
MATTHEWS, NC 28106

PARCEL: 19329202

PPF/AHP OFF 1401 MATTHEWS TOWNSHIP OWNER
LLC
ATTN: BRET M REED
C/O ANCHOR HEALTH PROPERTIES INC MB344
977 SEMINOLE TRAIL
CHARLOTTESVILLE, VA 22901

PARCELS: 19329203 & 19329206

PACES POINTE LLC
C/O AMERICAN LANDMARK LLC
C/O MARVIN F POER & COMPANY
3520 PIEDMONT RD NE, SUITE 410
ATLANTA, GA 30305

PARCEL: 19329213

BB&T
PROPERTY TAX DEPARTMENT
PO BOX 167
WINSTON-SALEM, NC 27102

PARCEL: 19329214

GENESIS VENTURES LLC
1635 MATTHEWS TOWNSHIP PY
MATTHEWS, NC 28105

**PARCELS: 19338101; 19338102; 19338103;
19338104**

MEE PROPERTIES LLC
2200 PROVIDENCE CANYON DR
CHARLOTTE, NC 28270

**PARCELS: 19338105; 19338106; 19338107;
19338108**

OHM HOTELS MANAGEMENT INC
1348 MATTHEWS TOWNSHIP PY, SUITE 200
MATTHEWS, NC 28105

**PARCELS: 19338109; 19338110; 19338111;
19338112; 19338113; 19338114; 19338115**

E&G HOLDINGS OF NORTH CAROLINA LLC
14135 BALLANTYNE CORPORATE PL, SUITE 175
CHARLOTTE, NC 28277

PARCEL: 19338131

P&K PROPERTIES OF CHARLOTTE LLC
MATTHEWS FAMILY TOWNSHIP PY
1340 MATTHEWS TOWNSHIP PY #C1
MATTHEWS, NC 28105

PARCEL: 19338132

RONALD VICTOR FUTERMAN
SUSAN ALLEN FUTERMAN
PO BOX 1539
MATTHEWS, NC 28106

PARCELS: 19338133 & 19338134

VIRGINIA CHANDLER
103 PRIVATE DRIVE 203 TOWNSHIP RD 1370
PROCTORVILLE, OH 45669

PARCELS: 19338135 & 19338136

GOODMAN & LOCHARY REAL ESTATE PARTNERSHIP
1340 MATTHEWS TOWNSHIP PY, #201
MATTHEWS, NC 28105

PARCEL: 19338137

CIC-PREFERRED VENTURE
CGH PROPERTIES LLC
13808 PROFESSIONAL CENTER DR
HUNTERSVILLE, NC 28078

**PARCELS: 19338138; 19338139; 19338140;
19338141**

TYCHE PROPERTIES LLC
1320 MATTHEWS TOWNSHIP PKWY, SUITE 203
MATTHEWS, NC 28105

PARCEL: 19338142

MATTHEWS TOWNSHIP RE LLC
PO BOX 2534
KERNERSVILLE, NC 27285

PARCELS: 19338143 & 19338144

PERISSEUMA PROPERTIES LLC
12009 WING HURST DR
PINEVILLE, NC 28134

PARCEL: 21501101

LEVONDE GORDON HOWARD
503 COURTNEY LN
MATTHEWS, NC 28105

2018-690

PARCEL: 21501102

ELAINE A & ROBERT C JR STONE
1005 ASHLEY LN
MONROE, NC 28110

PARCEL: 21501103

JUANITA H JORDAN
PO BOX 151
MATTHEWS, NC 28106

PARCEL: 21501104

JAMES MONROE FINK
WILLIAM BUNN FINK
335 MATTHEWS MINT HILL RD
MATTHEWS, NC 28105

PARCELS: 21501115 & 21501116

BAR-FOR-ONE LLC
452 MATTHEWS MINT HILL RD #2
MATTHEWS, NC 28105

PARCEL: 21502130

EVAN DANIEL ROWELL
STEPHANIE MARIE ROWELL
8156 SAPWOOD CT
MATTHEWS, NC 28104

PARCEL: 21502154

SOURCE PROPERTIES LLC
PO BOX 10200
MATTHEWS, NC 28106

SUMMARY OF THE REZONING PROCESS

APPLICANT: Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

PROPERTY OWNERS: These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office August 29, 2018

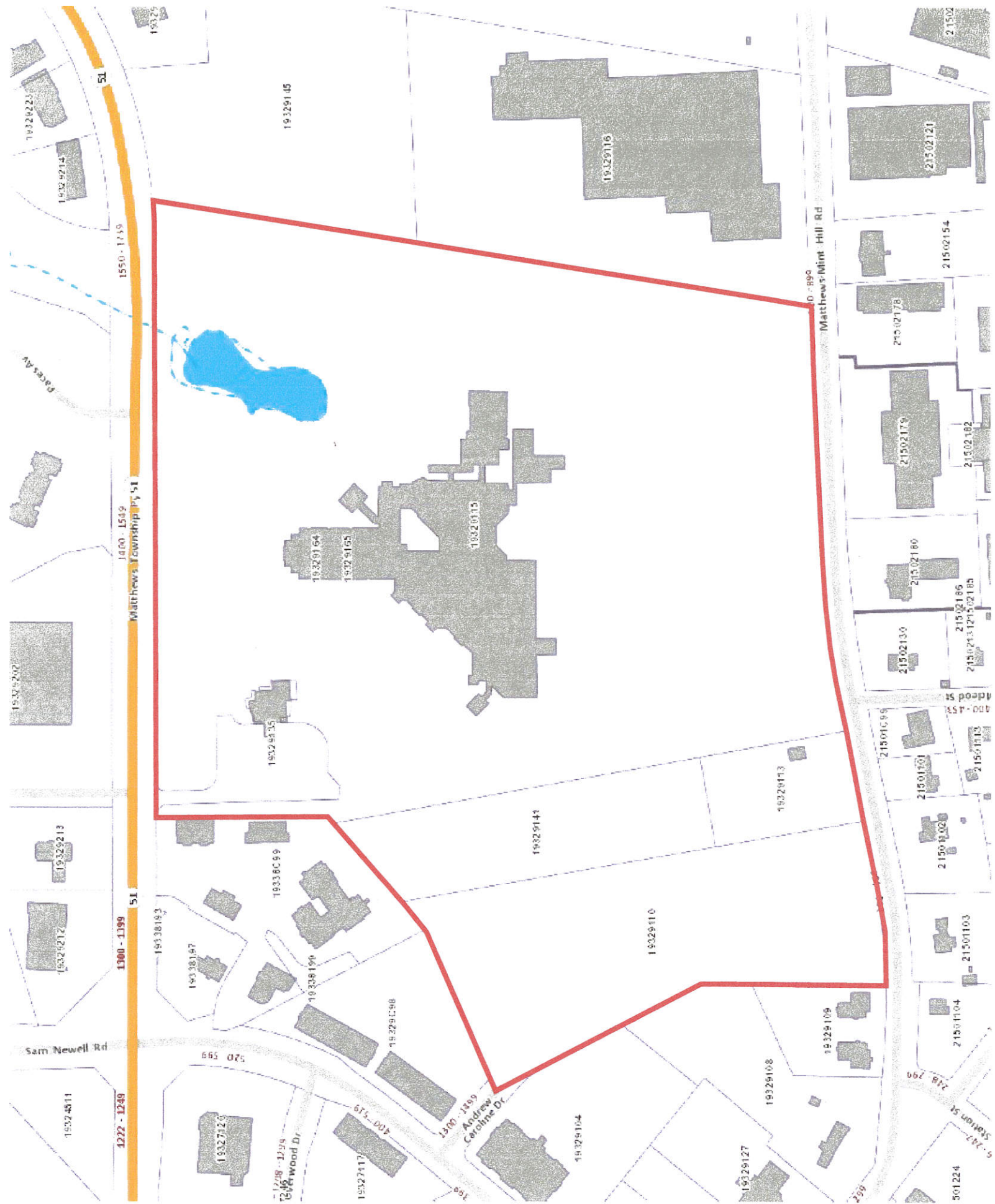
Town Board of Commissioners formally accepts application and sets Public Hearing date September 10, 2018

Notices sent via mail to affected/adjacent property owners on or before October 29, 2018

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning November 12, 2018

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request November 27, 2018

Town Board of Commissioners approves or denies application December 10, 2018



August 23, 2018

Mr. Jay Camp
Senior Planner
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

RE: Presbyterian Hospital (Novant) – Matthews Medical Center Change in Zoning Classification & Conditions.

Dear Mr. Camp,

The Novant Health Matthews Medical Center (Matthews Medical Center) opened in August of 1994 with a 240,000 square foot facility. The Matthews Medical Center includes an emergency department and offers a variety of services including, inpatient and outpatient surgery, radiology, laboratories, a diagnostic treatment and support service area, an intensive care unit for critically-ill patients, and a special emphasis on maternity care. Over the years Matthews Medical Center has grown to an approximate 367,000 square foot facility and 100,000 square feet of medical office space. Matthews Medical Center continues to look for ways to improve patient experience, with a focus on convenient access, comfortable, home-like rooms, inviting landscape, and room to grow.

To help facilitate the potential for future growth, Novant purchased two parcels totaling approximately two-acres that were located on Matthews Mint Hill Road and was bordered by Matthews Medical Center on the West, North, and East. The parcels have since been combined and is further defined as tax parcel 19329113. Stimmel Associates has been engaged by Novant Health Inc, to assist in a request for a change in zoning classification and conditions for the Matthews Medical Center campus to incorporate this parcel. Additionally, the intent is to make minor modifications to the conditions and previously approved sketch plan, last approved in December of 2014, to meet current Town of Matthews Unified Development Ordinance standards. The parcel is currently zoned O (CD) and the Applicant is requesting a change to RI (CD) to incorporate into the existing campus, which includes tax parcels 19329110, 19329115, 19329135, 19329141, and 19329165 which are zoned RI (CD). The total Matthews Medical Center would be approximately 56.64 acres.

The Matthews Medical Center campus is not located within a specific Transitioning or Sensitive Area as defined within the Town of Matthews Land Use Plan 2012-2022 ("Land Plan"). However, the Land Plan does make general recommendations and policy statements for land uses within the Town of Matthews. It is recognized in the Land Plan that "the Presbyterian Hospital campus brought numerous growth opportunities to Matthews, including medical office use" (see page 30 of the Land Plan).

- This proposal would provide for medical office space expansion at the campus.
- This proposal would help facility the growth of Professional, Scientific, and Technical Services as identified in the Town of Matthews *Strategic Economic Development Plan* (see page 30 of the Land Plan)
- Future expansion of the Matthews Medical Center would benefit the Downtown District which is directly adjacent to Matthews Medical Center and would provide additional employees and visitors to support downtown businesses.
- The proposal promotes street connectivity and includes the public right-of-way extension of Andrew Caroline Drive, linking Sam Newell Road and Matthews-Mint Hill Road (see page 51 of the Land Plan).

If Planning Staff should have any questions or comments, please let us know.

On behalf of Novant Health and Matthews Medical Center, we look forward to working with the Town of Matthews on this rezoning request.

Sincerely,



Luke A. Dickey
Partner / Senior Project Manager
Stimmel Associates, PA

cc. Matthew Stiene